

026.A

0005

0063.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

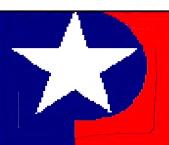
720,600 / 720,600

USE VALUE:

720,600 / 720,600

ASSESSED:

720,600 / 720,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
63		WINDSOR ST, ARLINGTON

OWNERSHIP	Unit #:	63
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Owner 1: RENFROW-SYMON DUNCAN

Owner 2: TSE LISA

Owner 3:

Street 1: 63 WINDSOR ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: MASON ANDREW K &amp; SANDRA J -

Owner 2: -

Street 1: 63 WINDSOR ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2011, having primarily Clapboard Exterior and 2357 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8265																

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc

CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Very Good	GLA=2357 SFT.														
Sty Ht:	2T - 2 & 3/4 Sty			A Bath:		Rating:																
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good															
Prime Wall:	2 - Clapboard			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good	1st Res Grid   Desc: Line 1   # Units 1														
Color:	BEIGE			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Fpl:	1	Rating:	Very Good															
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																
Grade:	B - Good (-)			<b>CONDOS INFORMATION</b>																		
Year Blt:	2011	Eff Yr Blt:		Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdict:	G13	Fact: .		Floor:	M - Multi-Level	<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Const Mod:				% Own:	50.000000000	Exterior:	No Unit	RMS	BRS	FL												
Lump Sum Adj:				Name:		Interior:	1	6	3													
<b>INTERIOR INFORMATION</b>						Additions:																
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	2.4 %	Kitchen:															
Prim Int Wal	1 - Drywall			Functional:		%	Baths:															
Sec Int Wall:		%		Economic:		%	Plumbing:															
Partition:	T - Typical			Special:		%	Electric:															
Prim Floors:	3 - Hardwood			Override:		%	Heating:															
Sec Floors:		%		Total:	2.4 %		General:															
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>						
Subfloor:				Basic \$ / SQ:	250.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Bsmnt Gar:	2			Size Adj.:	0.75456089						GLA	Gross Liv Ar	2,357	186.740	440,135							
Electric:	3 - Typical			Const Adj.:	0.98990101																	
Insulation:	2 - Typical			Adj \$ / SQ:	186.735																	
Int vs Ext:	S			Other Features:	68325																	
Heat Fuel:	2 - Gas			Grade Factor:	1.21																	
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.20000005																	
# Heat Sys:	1			NBHD Mod:																		
% Heated:	100	% AC: 100		LUC Factor:	1.00																	
Solar HW:	NO	Central Vac: NO		Adj Total:	738284																	
% Com Wal		% Sprinkled		Depreciation:	17719																	
				Depreciated Total:	720565																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 026.A-0005-0063.0												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	AssessPro	Patriot Properties, Inc		
More: N	Total Yard Items:					Total Special Features:								Total:								